



Rail Transit Update

- ☐ Land Use Planning for Rail Transit
- ☐ Transit Timeline
- ☐ Housing Affordability Requirements

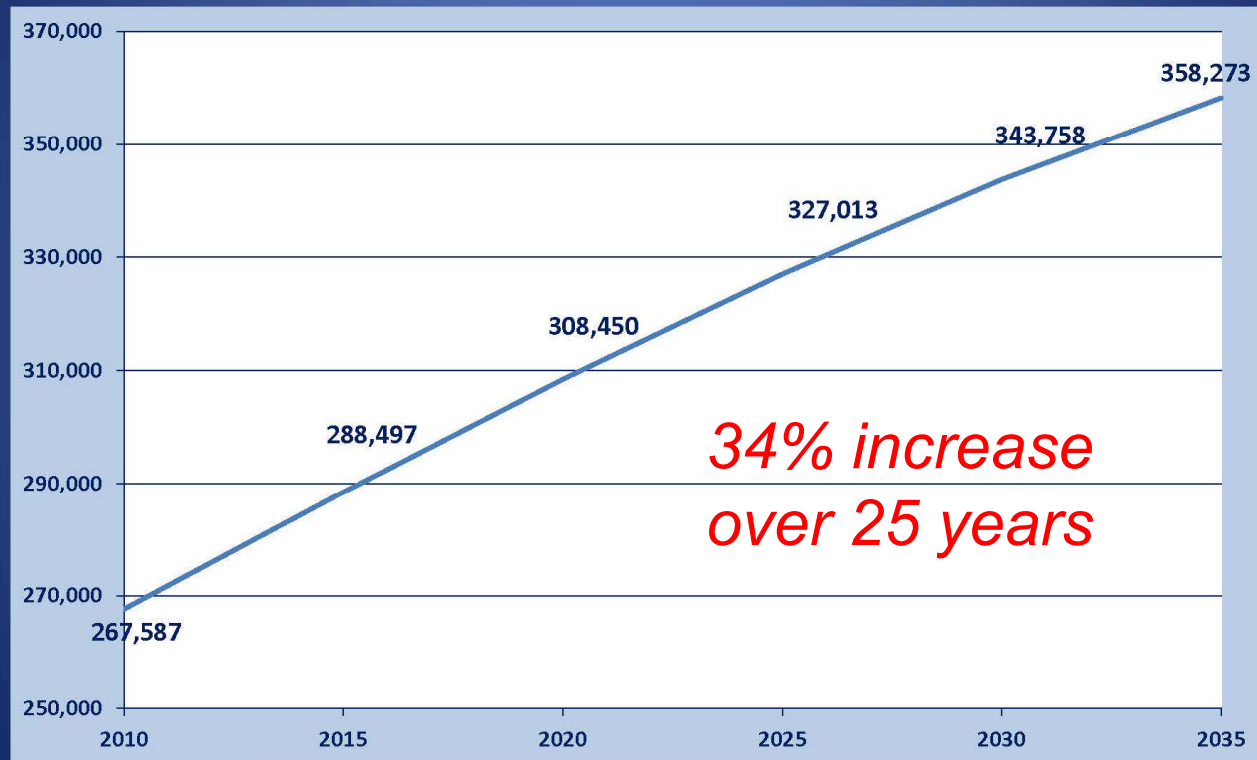




Need for Transit in Durham



DURHAM DEMOGRAPHICS POPULATION PROJECTIONS



Source: U.S. Census Bureau





Need for Transit in Durham

➤ ***Enhance Mobility***

- *56,000 additional residents*
- *81,000 additional jobs*
- *255,00 additional daily trips*

➤ ***Serve populations with high propensity for transit use***

- *University students and employees*
- *Transit-dependent populations*

➤ ***Manage growth through compact development***

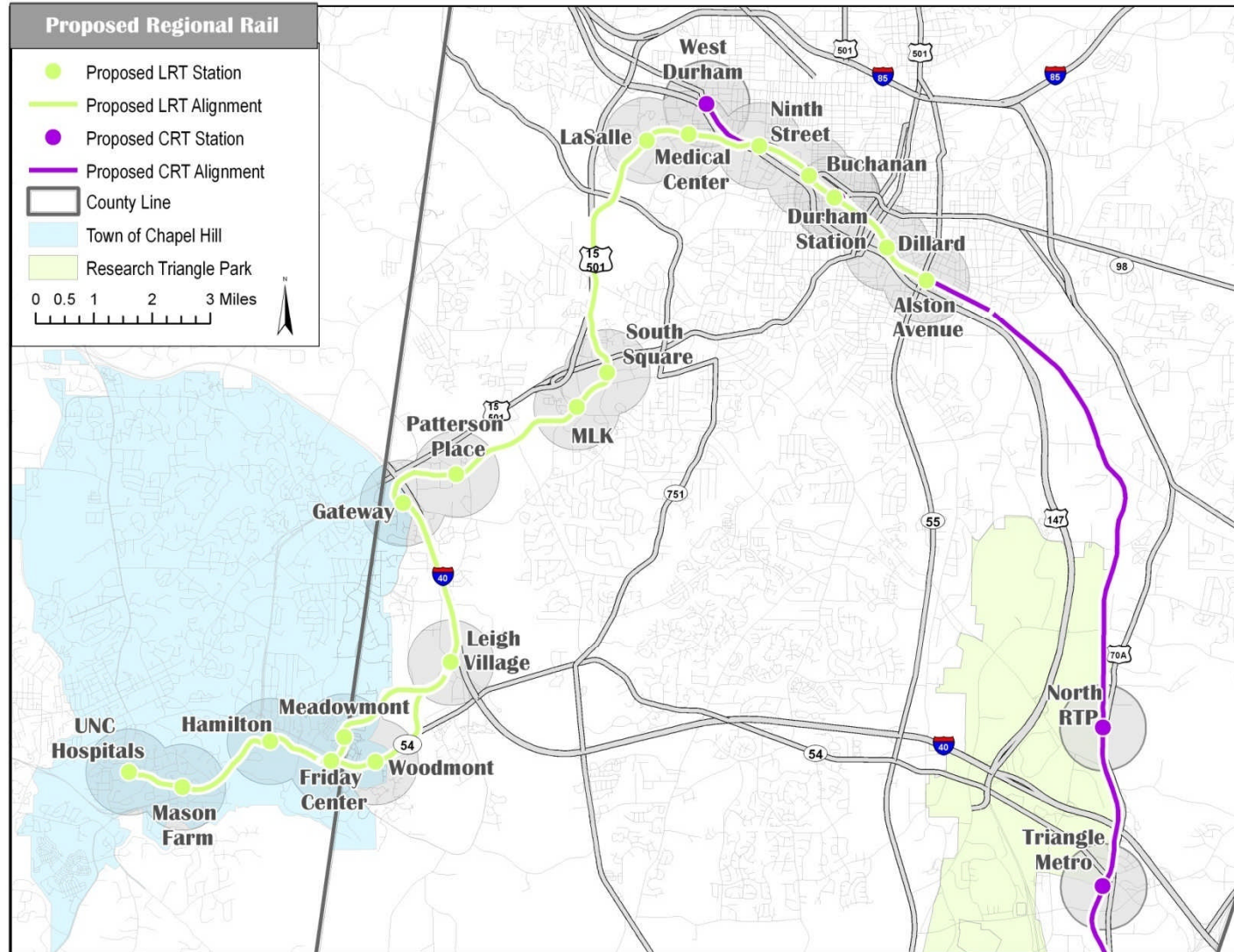
➤ ***Provide housing options***

➤ ***Foster economic development***



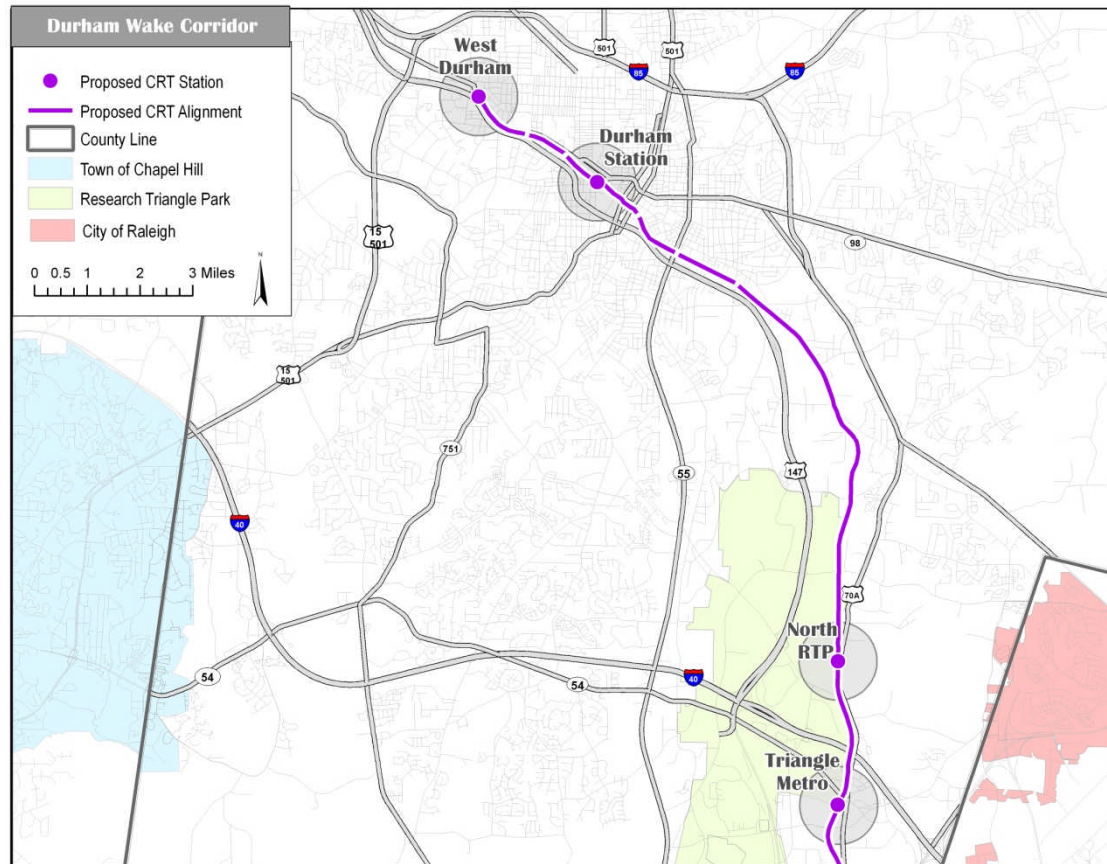


Proposed Regional Rail Corridors





Proposed Durham Wake Commuter Rail Transit

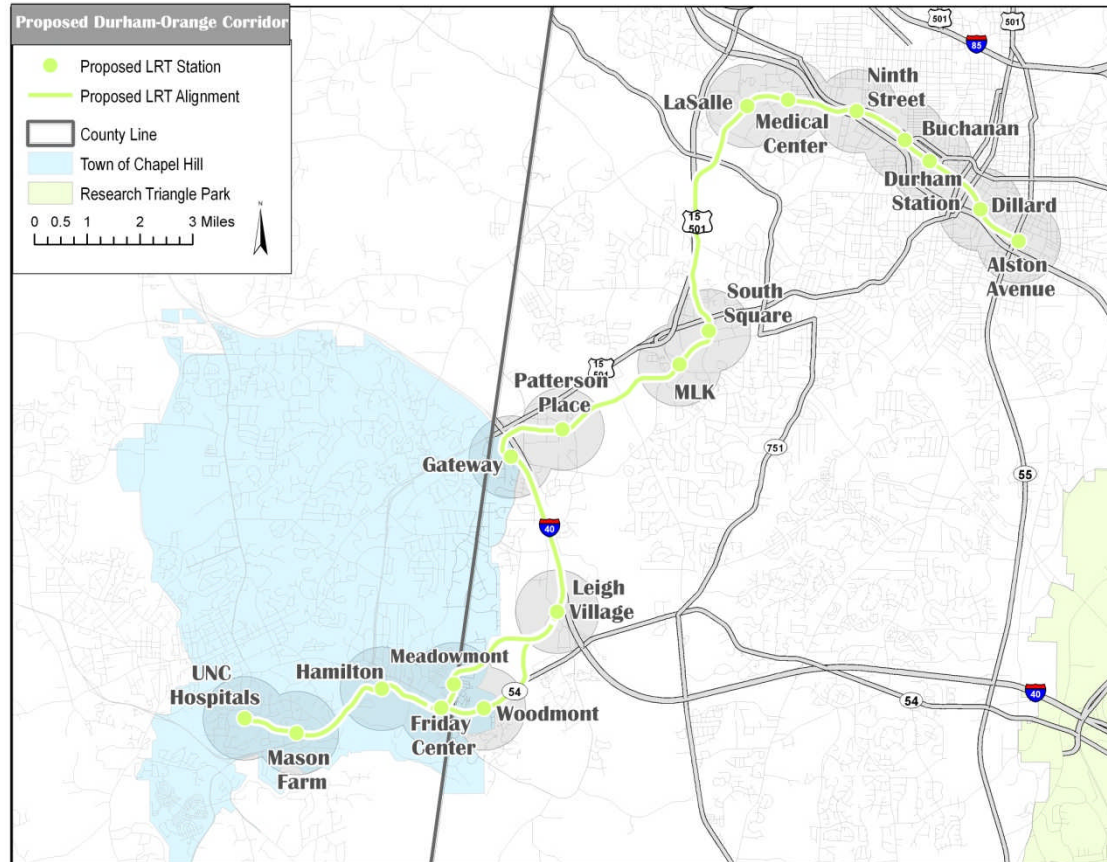


- 37 Miles (West Durham to Garner)
- 12 proposed stations
- Travel time: 52 minutes end-to-end
- 30-60 minute trip frequencies, peak hour only





Proposed Durham Orange Light Rail Transit



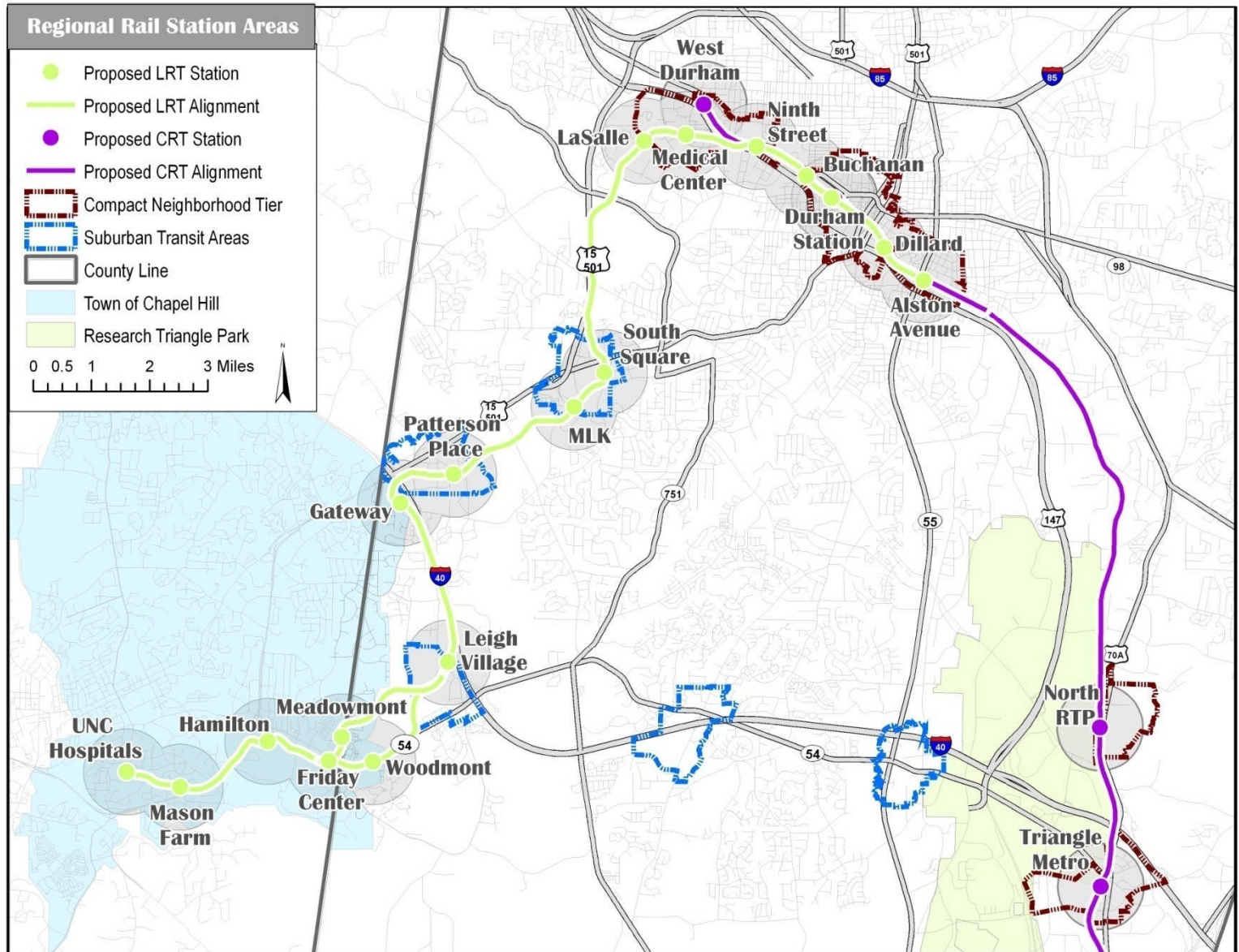
- 17 Miles (UNC Hospital to Alston Ave)
- 17 proposed stations
- Travel time: 35 minutes end-to-end
- 10-20 minute trip frequencies



Previous Planning Initiatives

- ***Durham Comprehensive Plan***
 - *Compact Neighborhood Tiers*
 - *Suburban Transit Areas*
- ***Unified Development Ordinance***
 - *Downtown Design zoning district*
 - *Compact Design zoning district*







Current Planning Initiatives

- ***Compact Neighborhood Plans***
 - *North RTP*
- ***Station Area Strategic Infrastructure***
- ***Affordable Housing Density Bonus***
- ***Mixed Use Zoning Update***





Future Planning Initiatives

- ***Compact Neighborhood Plans***
 - *Medical Center*
 - *Alston-NCCU*
 - *Metro Center*
 - *Suburban Transit Areas*
- ***Housing Needs Assessment***
 - *Directed by state statute*





Housing Affordability

- ***Session Law 2009-527 requires a “housing needs assessment or plan”***
- *Housing Inventory*
 - *Analysis of Housing Conditions and Needs*
 - *Identification of Resources and Strategy for Replacement Housing*
 - *Incentives for Affordable Housing*
 - *Goals, Strategies, and Actions over a five-year period*

***This assessment or plan must be in place
before State funds are requested***





Housing Affordability Questions

- ☐ *Does introduction of transit necessarily lead to lack of access for low-income residents?*
- ☐ *What options besides regulations are available to incent affordable housing in transit areas?*
- ☐ *Mandatory inclusionary zoning is not permissible under NC law; what regulations are permissible?*
- ☐ *What should be the priority use of scarce housing funds: dispersal or concentration?*
- ☐ *What is the appropriate timeline for completion of the assessment?*





Upcoming Milestones

- ☐ **November 2012** – *Orange County Referendum*
- ☐ **Winter 2013** – *North RTP Design District*
- ☐ **Winter 2013** – *President's Budget/New Starts Approval*
- ☐ **Summer 2013** – *Authorization for Preliminary Engineering*
- ☐ **2017** – *Authorization for Final Engineering*
- ☐ **2021** – *Full Funding Grant Agreement & Initial Construction of Light Rail Line*
- ☐ **2026** – *Light Rail Operational*

